

**CITY OF HUNTINGTON BEACH  
LEGAL NOTICE**

**ORDINANCE NO. 3987  
Adopted by the City Council on OCTOBER 7, 2013**

“AN ORDINANCE OF THE CITY OF HUNTINGTON BEACH ADOPTING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF HUNTINGTON BEACH, PEDIGO GOTHARD LLC, PEDIGO SOUTH EDINGER LLC, AND GEORGE W. PSAROS TRUST (DEVELOPMENT AGREEMENT NO. 13-002 – PEDIGO APARTMENTS)”

**SYNOPSIS:**

Development Agreement No. 13-002 represents a Development Agreement between the City of Huntington Beach and Pedigo Gothard LLC, Pedigo South Edinger LLC, and George W. Psaros Trust (property owners) pursuant to approvals for the Pedigo Apartments, a 510 unit residential development with a six-level parking structure, leasing office, private recreational amenities, and 25,815 sq. ft. of public open space. The key points of Development Agreement No. 13-002 include:

- 7-year effective term
- Vests property owner's right to construct project in accordance with the approved development plan pursuant to Site Plan Review No. 12-002, approved by the Planning Commission on July 9, 2013
- Provision of 51 affordable housing units

The Pedigo Apartments is located on an approximately 8.5 acre site at the southwest corner of Gothard Street and Edinger Avenue. The existing five buildings will be demolished to accommodate the development.

Staff recommended approval of Development Agreement No. 13-002 because:

- Consistent with the General Plan;
- Conforms to the provisions of Chapter 246 Development Agreements of the Huntington Beach Zoning and Subdivision Ordinance;
- Consistent with the approved project and the Conditions of Approval and Mitigation Measures adopted pursuant to Site Plan Review No. 12-002 and Tentative Parcel Map No. 12-113; and,
- Ensures the mutually beneficial development of the approved project and serves the affordable housing needs of the community by providing 51 affordable housing units.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting held October 7, 2013 by the following roll call vote:

**AYES:** Sullivan, Harper, Boardman, Carchio, Shaw, Katapodis

**NOES:** None

**ABSTAIN:** Hardy

**ABSENT:** None

**THE FULL TEXT OF THE ORDINANCE IS AVAILABLE IN THE CITY CLERK'S OFFICE.**

**This ordinance is effective 30 days after adoption.**

**CITY OF HUNTINGTON BEACH  
2000 MAIN STREET  
HUNTINGTON BEACH, CA 92648  
714-536-5227  
JOAN L. FLYNN, CITY CLERK**